

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
May 25, 2022**

Call Meeting to Order: Vice Chair McManus called the May 25, 2022 Planning Commission meeting to order at 7:00pm at the Garfield Township Hall.

Pledge of Allegiance

The Pledge of Allegiance was recited by all in attendance.

Roll Call of Commission Members:

Present: Molly Agostinelli, Joe McManus, Joe Robertson, Pat Cline, Chris DeGood, and Robert Fudge

Absent and Excused: John Racine

Staff Present: Planning Director John Sych and Deputy Planning Director Steve Hannon

1. Public Comment (7:01)

None

2. Review and Approval of the Agenda – Conflict of Interest (7:01)

Agostinelli moved and Fudge seconded to approve the agenda as amended

Yeas: Agostinelli, Fudge, Cline, Robertson, DeGood, McManus

Nays: None

4. Minutes (7:02)

a. May 11, 2022 Regular Meeting

Fudge moved and Cline seconded to approve the May 11, 2022 Regular Meeting minutes as presented.

Yeas: Fudge, Cline, McManus, DeGood, Robertson, Agostinelli,

Nays: None

4. Correspondence (7:02)

Staff received an email regarding Chick-fil-A and will discuss it under agenda item #9.

5. Reports (7:03)

Township Board Report

Agostinelli said that she has no report.

Planning Commissioners

Commissioners commented on the Chick-fil-A traffic and the conflicting nearby Junior High School drop-off traffic.

Staff Report

Hannon said that a letter was received from Township attorney Scott Howard regarding the proposed Wendy's signage. Staff reviewed proposed site plans that are up for expiration at this time. Sych added that Chelsea Park West may come forward with a minor amendment and he recommends that it be reviewed by the Planning Commission so that there is a complete site plan which is up to date.

6. Unfinished Business**a. PD 2022-43 – Master Plan Update – Review Community Survey Questions (7:10)**

In preparation for the update of the Master Plan, Staff has drafted a new questionnaire to be used in a community survey conducted in a similar manner to the 2015 questionnaire. Some of the questions from the 2015 survey were used and some new questions were added. The questionnaire was developed to be most effective in providing guidance towards the development of the Master Plan. Staff has provided a draft of the questionnaire for commissioner review and comment. Sych reviewed the draft questionnaire with Commissioners. Commissioners commented on building heights and different types of housing including multi-family structures, granny flats, townhomes and condominiums. Staff will bring it back for the June 8th meeting after making some recommended changes.

b. PD 2022-45 – Master Plan Update – Preliminary Demographic Discussion (7:36)

Staff performed a demographic analysis by utilizing data from the U.S. Census Bureau. Tables and other graphics will be developed later to help present the data. Key findings of the analysis are as follows:

- Population is expected to increase for the foreseeable future. Over 25,000 projected for 2030.
- Garfield has a low average household size – 2.16. This is most likely reflective of a significant number of rental housing units and senior living situations which typically have smaller household sizes.
- Poverty is significant in Garfield. Over 1/3 of all children are in poverty. The Qualified Census Tract in Garfield, which is also the Opportunity Zone, is an indicator of this situation. A Qualified Census Tract is any census tract in which at least 50% of households have an income less than 60% of the Area Median Gross Income.
- 44% of all rental housing units in Grand Traverse County are in Garfield more than any other community – up from 42% reported earlier this year.
- Due to the high number of rentals, 43% of the Garfield population moved in since 2015.

- Most workers (40%) living in Garfield travel to Traverse City for work.
- There are over 13,000 jobs in Garfield of which 20% are in retail trade.

Sych explained how the US Census collects data and stated that the Census will release more data soon. He explained each bullet point in more detail. Commissioners asked questions and commented on the data presented.

- c. **PD 2022-44 – Zoning Ordinance Amendments Update (7:59)**
Staff drafted potential Zoning Ordinance updates to wetland regulations, changeable copy signs in the Industrial Districts, and standards for outdoor display areas. Additional language in the Wetland Regulation section of the zoning ordinance is proposed which would require snow storage to be outside the buffer area. Language is also proposed pertaining to the changeable copy signs in industrial districts which sets guidelines for nighttime illumination and removes a phrase which states that all changeable copy signs are prohibited from Section 630.H.(1). The section dealing with outdoor displays would be replaced with language making them an administrative approval rather than going through the Planning Commission. Planning Commissioners discussed the proposed language changes.

7. **New Business**

None

8. **Public Comment (8:11)**

None

9. **Other Business (8:11)**

a. **Chick-fil-A SUP Update**

Sych said that he and Zoning Administrator Mike Green asked for a response in writing from Chick-fil-A to address the issues that were pointed out to them in a memo from Mike Green. Rob Larrea of Community Planning and Land Use Consulting, who is representing Chick-fil-A emailed planning staff and assured them that there will be solutions presented at the June 8th meeting and an adjustment will be made on the site as soon as possible so that there will be sufficient paved stacking and parking on site. This would be a short term solution. A long term, more permanent solution would then be revisited after working through the summer months. Commissioners asked questions and commented on the proposed plan.

10. **Items for Next Agenda – June 8, 2022 (8:38)**

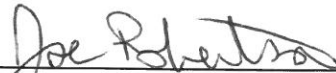
- a. Life Story Crematorium – Conditional Rezoning – Finding of Fact
- b. Meijer PUD – Minor Amendment
- c. 3566 North US 31 – Site Plan Review

- d. Hammond Road Apartments R-3 Rezoning - Introduction

Sych added that permitted uses within the Brookside Planned Unit Development may also be discussed.

11. **Adjournment**

Fudge moved to adjourn the meeting at 8:45pm.



Joe Robertson, Secretary
Garfield Township Planning
Commission
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